041.0	0006	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,045,400 / 1,045,400
					USE VALUE:	1,045,400 / 1,045,400
					ASSESSED:	1,045,400 / 1,045,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	RIVER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEAGHER ROBERT F & NANCY L
Owner 2:	
Owner 3:	
Street 1:	80 RIVER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2444 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4800.000	588,400	5,800	451,200	1,045,400
Total Card	0.110	588,400	5,800	451,200	1,045,400
Total Parcel	0.110	588,400	5,800	451,200	1,045,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.74 | /Parcel: 427.7

Legal Description

User Acct 28669

GIS Ref

GIS Ref

Insp Date 05/12/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 041.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	588,300	5800	4,800.	451,200	1,045,300	1,045,300	Year End Roll	12/18/2019
2019	104	FV	430,400	5800	4,800.	479,400	915,600	915,600	Year End Roll	1/3/2019
2018	104	FV	430,400	5800	4,800.	349,700	785,900	785,900	Year End Roll	12/20/2017
2017	104	FV	403,500	5800	4,800.	304,600	713,900	713,900	Year End Roll	1/3/2017
2016	104	FV	403,500	5800	4,800.	259,400	668,700	668,700	Year End	1/4/2016
2015	104	FV	359,200	5900	4,800.	253,800	618,900	618,900	Year End Roll	12/11/2014
2014	104	FV	359,200	5900	4,800.	208,700	573,800	573,800	Year End Roll	12/16/2013
2013	104	FV	373,900	5900	4,800.	198,500	578,300	578,300		12/13/2012

!3485!

PRINT

Date	Time
12/10/20	18:43:26

LAST REV

Date	Time
06/02/15	12:18:06
philc	
3485	

SALES INFORMATION

TAX DISTRICT **PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11303-277		3/21/1967			No	No		N

USER DEFINED

Prior Id # 1:	28669
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2015	488	Re-Roof	4,500					
1/26/2011	51	Redo Kit	8,200					W/2 NEW WINDOWS
6/29/2009	539	Porch	10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2015	Permit Insp	PC	PHIL C
5/12/2009	Measured	189	PATRIOT
10/26/2000	Hearing Chag	163	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4800		Sq. Ft.	Site		0	80.	1.18	1									451,200						451,200	

Total AC/HA: 0.11019 | Total SF/SM: 4800 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 451,200 | Spl Credit | Total: 451,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07962358
Const Adj.:	1.00989902
Adj $ / SQ:	185.353
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	659587
Depreciation:	71235
Depreciated Total:	588351

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

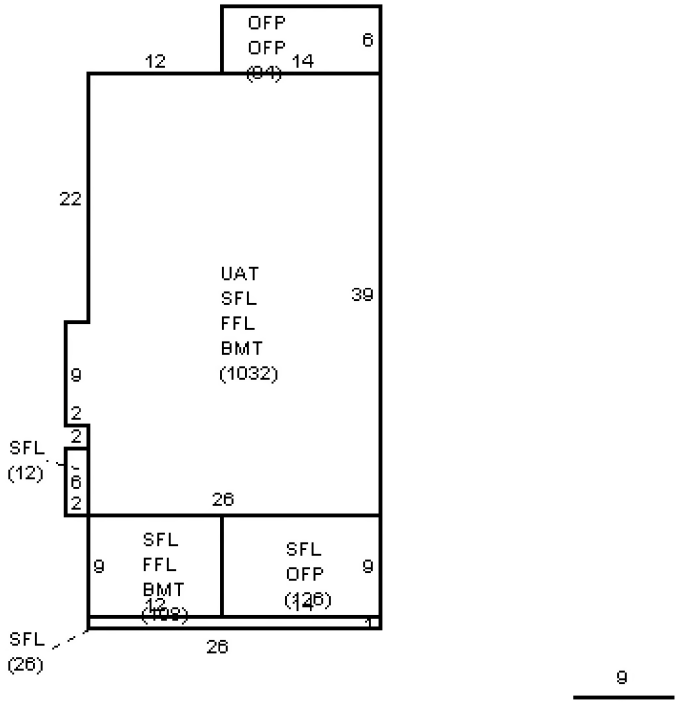
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.35
Special Features:	0	Val/Su Net:	142.26
Final Total:	588400	Val/Su SzAd	240.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,304	185.350	241,700
BMT	Basement	1,140	55.610	63,391
FFL	First Floor	1,140	185.350	211,302
OFP	Open Porch	294	22.330	6,565
UAT	Upper Attic	258	74.140	19,128

Net Sketched Area:	4,136			Total:	542,086
Size Ad	2444	Gross Are	4910	FinArea	2444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100
A2	WOOD SHD	D	Y	1	10X12	A	AV	1990	7.67	T	23.2	104			700			700

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800

IMAGE

AssessPro Patriot Properties, Inc